

**MINUTES
SITE PLAN REVIEW AND APPEARANCE BOARD (SPRAB)
CITY OF DELRAY BEACH**

MEETING DATE: June 12, 2019

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order at 6:06 p.m.

2. ROLL CALL

A quorum was present. Members present were John Brewer, Roger Cope, Vlad Dumitrescu, Todd L'Herrou, and Price Patton. Linda Purdo and Annie Adkins-Roof were absent with notice. City Staff present were William Bennett, Assistant City Attorney; Scott Pape, Principal Planner; Christine Stivers, Senior Planner; Debora Slaski, Planner; Jennifer Buce, Assistant Planner; Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Motion to **APPROVE** the Agenda to correct the numbering and add the landscape plan, was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

MOTION CARRIED 5-0

4. SWEARING IN OF THE PUBLIC

Roger Cope, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Rochelle Sinisgalli swore in all who wished to give testimony.

5. COMMENTS FROM THE PUBLIC

None

6. QUASI-JUDICIAL HEARING ITEMS

A. J3 Executive Centre (2019-187): Color change from Classical Gold, Roycroft Copper Red and Classical White to Essential Gray, Commodore, Classical White.

Address: 1200 NW 17th Ave.

Exparte: None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

Applicant Presentation

Patricia Lehmbeck of J3 Executive, presented the project.

Staff Presentation

Jennifer Buce, Planner, gave the City's presentation.

Public Comments

None at this time.

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Motion to APPROVE the Color Change was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

MOTION CARRIED 5-0

B. Proper Ice Cream Condominium (2019-111): Consideration of a Class I Site Plan Modification Associated with architectural elevation changes to paint a mural on the north elevation of the existing ice cream shop building.

Address: 75 SE 4th Ave.

Exparte: John Brewer is a customer. Roger Cope and Price Patton saw the mural.

Debora Slaski, Planner, introduced the project to the Board.

Applicant Presentation

Rick Felberbaum, Owner, 75 SE 4th Ave., Delray Beach, presented the project to the Board and introduced Zack Moorman, the artist of the mural.

Staff Presentation

Debora Slaski, Planner, gave the City's presentation. The Board had postponed this on May 22, 2019 and it is being reintroduced today.

Public Comments

None at this time.

Motion to APPROVE the Class 1 Site Plan Modification associated with a mural, was made by Price Patton and seconded by Todd L'Herrou.

MOTION CARRIED 5-0

C. Delray Beach CRA (2019-180): Consideration of a Class I Site Plan Modification associated with architectural elevation changes to paint a mural on the east elevation of the existing Arts Warehouse building.

Address: 313 NE 3rd St.

Exparte: None

Debora Slaski, Planner, introduced the project to the Board.

Applicant Presentation

Jill Brown-Delray Beach CRA, 313 NE 3rd St., Delray Beach, presented the project to the Board.

Staff Presentation

Debora Slaski, Planner, gave the City's presentation.

Public Comments

Ms. Cooper, 1002 Sunset Ave.

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Motion to APPROVE the Class 1 Site Plan Modification associated with a mural was made by Price Patton and seconded by Todd L'Herrou.

MOTION CARRIED 5-0

D. Restaurant (2019-188): Class I Site Plan Modification for minor architectural elevation changes to the façade.

Address: 307 E. Atlantic Ave.

Exparte: None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

Applicant Presentation

Jose Gonzalez, Gonzalez Architects, presented the project to the Board.

Staff Presentation

Jennifer Buce, Assistant Planner, gave the City's presentation.

Public Comments

None at this time.

Motion to APPROVE the Class I Site Plan Modification was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

MOTION CARRIED 5-0

E. Hawkers Asian Street Fare (2019-028): Class II Site Plan Modification associated with a site plan, landscape plan and architectural elevations.

Address: 640 E. Atlantic Ave.

Exparte: None

Jennifer Buce, Assistant Planner, introduced the project to the Board.

Applicant Presentation

Mike Covelli, Covelli Architects, 2295 Corporate Blvd., presented the project to the Board.

Staff Presentation

Jennifer Buce, Assistant Planner, gave the City's presentation.

Public Comments

None at this time.

Motion to APPROVE the Class II Site Plan Modification was made by Todd L'Herrou and seconded by Vlad Dumitrescu.

MOTION CARRIED 5-0

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F. Marriott Hotel (2019-178): Class II Site Plan Modification associated with architectural elevation changes throughout the development.

Address: 10 N. Ocean Blvd.

Exparte: Roger Cope had reached out to Gary Eliopoulos regarding materials and intent.

Debora Slaski, Planner, introduced the project to the Board.

Applicant Presentation

Gary Eliopoulos-GE Architecture, Inc., 1045 E. Atlantic Ave., presented the project to the Board.

Staff Presentation

Debora Slaski, Planner, gave the City's presentation.

Public Comments

Alice Finst, 707 Place Tavant

Motion to APPROVE the Class II Site Plan Modification was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

MOTION CARRIED 5-0

G. Casuarina Delray Townhomes (2019-053): Consideration of a Class V Site Plan, Landscape Plan, Architectural Elevations, and Internal Adjustment associated with the development application for six fee-simple townhomes.

Address: 1009-1023 Casuarina Rd.

Exparte: None

Christine Stivers, Senior Planner, introduced the project to the Board.

Applicant Presentation

Thomas Carney, Carney Stanton P.L., 135 SE 5th Ave., Suite 202, entered into the record, an email from Brookhaven's Board President read by Randal Stoft-Randal Stoft Architects, 42 N. Swinton Ave. Carlos Linares-Randal Stoft Architects and Mark Jacobson, Landscape Architect, were also introduced.

Staff Presentation

Christine Stivers, Senior Planner, gave the City's presentation.

Public Comments

Seth Amkraut, 40 SE 5th Ave, Boca Raton, attorney for Brookhaven condos.

Peggy Van Dirk, 1025 Casuarina Rd.

Motion to APPROVE the Class V Site Plan Modification to include amended Landscape Plan, granting Administrative Approval to change the color of the wall to match the wall facing the

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neighboring community to be approved by the eastern neighbors, was made by Vlad Dumitrescu and seconded by Todd L'Herrou.

MOTION CARRIED 5-0

7. REPORTS AND COMMENTS

A. Staff

The next meeting will be held on June 26, 2019.

B. Board Comments

Price Patton asked how other cities/towns are placing their murals.

Todd L'Herrou asked regarding staff reports, if the plan number, then the type of application, can read smother in that order.

Vlad Dumitrescu asked if jpeg files can be uploaded to Legistar.

8. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

The undersigned is the Secretary of the Site Plan Review and Appearance Board and the information provided herein is the Minutes of the meeting of said body for June 12, 2019, which were formally adopted and approved by the Board on October 23, 2019.

Rochelle Sinisgalli

Rochelle Sinisgalli

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These Minutes are a record of the proceedings of this Board. The full audio and video recording of these proceedings are available at: www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)